



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** James R. Helmer

**SUBJECT: ESTABLISHMENT OF DELMAS  
PARK RESIDENTIAL PERMIT  
PARKING ZONE**

**DATE:** 02-26-04

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Approved

Date

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Council District: 3  
SNI: Delmas Park

## **RECOMMENDATION**

Approve an ordinance amending Chapter 11.48 of Title 11 of the San José Municipal Code to establish a residential permit parking zone in the Delmas Park Neighborhood.

## **BACKGROUND**

In February 2002, the Neighborhood Action Committee (NAC) and residents of the Delmas Park Strong Neighborhood Initiative (SNI) area voted residential parking as their number one priority in their Top 10 SNI action items. In April 2002, the Delmas Park SNI plan was approved by the City Council.

The Delmas Park residential neighborhood is situated close to commercial and light industrial land uses. Parking intrusion from businesses and downtown offices occurs throughout the neighborhood. There are a significant number of auto repair shops within the neighborhood that contribute to the parking problems. In addition, although there is generally sufficient parking in garages and lots for downtown employees and patrons during Arena and other special events, some people park in the Delmas Park neighborhood to avoid parking fees. The current situation makes it difficult for residents to find parking near their homes during weekdays, weekends and event days at the HP Pavilion.

Most of the housing in this neighborhood consists of single-family dwellings built prior to the 1920's. These homes generally have detached single-car garages with short, narrow driveways, making additional on-street parking essential for residents and their visitors.

The Delmas Park NAC and residents within the neighborhood have requested that the City implement residential permit parking (RPP) restrictions on a 24/7 basis to minimize parking intrusion from neighboring businesses and downtown office buildings and events.

## **ANALYSIS**

In August 2002, a neighborhood RPP subcommittee comprised of neighborhood residents was formed to assist in determining the viability of creating an RPP zone. In October 2002, Department of Transportation (DOT) staff met with the RPP subcommittee to define the boundary area for the RPP study area and to discuss the petition process. The boundary of the initially proposed Delmas Park RPP study area was defined as Park Avenue to the north, Bird Avenue to the west, I-280 to the south and Delmas Avenue to the east. The proposed study area was sized to include all affected residents, and is illustrated in Figure 1 (attached).

To determine the extent to which the Delmas Park neighborhood was being impacted by parking intrusion, DOT staff and members of the sub-committee conducted an on-street parking survey in January 2003 to identify parked vehicles that belonged to neighborhood residents. The survey results showed that over 50% of the parked vehicles were from outside the neighborhood. DOT staff also conducted field observations in the early morning hours and during HP Pavilion and downtown special events. During all of the field observations, many of the drivers parking their vehicles in the neighborhood walked to destinations outside of the neighborhood, such as the LRT station on Woz Way, businesses outside of the proposed RPP zone and the HP Pavilion.

In April 2003, DOT mailed out 515 Permit Parking program information packets along with petition forms to all households and businesses within the proposed permit zone. Initially, DOT received a minimal 15% response rate for this petition. As a result of the low response rate and at the request of the NAC, the petition due date was extended 45 days to June 1<sup>st</sup> in order to gather additional response. During this outreach effort, RPP subcommittee members volunteered to canvas the neighborhood to assist in this process.

With the extended petition date, the response rate increased to 66%, with an overall 52.5% of the neighborhood supporting permit parking. However, it is important to note that of those responding to the petition, 80% supported permit parking. Although there was majority support for permit parking, there were some blocks where less than 50% of the households support permit parking. Figure 1 also illustrates the results of the petition process. The proposed permit zone consists of 256 households.

There are 17 businesses within the proposed Delmas Park RPP zone, with the majority (10) voting against permit parking. One business supports permit parking and six businesses did not respond to the petition. The primary concern raised by some of the businesses was the cost associated with having to purchase permits for their employees. Businesses within the proposed zone will be eligible for employee permits if they have inadequate off-street parking for both their employees and their patrons. DOT staff has met with all of the businesses in the proposed zone to discuss their parking needs. DOT will accommodate the requests of those businesses desiring to implement time restricted parking adjacent to their property.

The Delmas Park residential permit parking zone is proposed to become effective July 1, 2004. This will provide time to acquire and distribute permits to the neighborhood. Notification of the pending implementation of the permit zone, along with permit application materials, will be provided to all residents, non-residents owners, and businesses in the proposed zone. As the neighborhood is impacted during evening/weekend HP Pavilion events, as well as other downtown major events, it is proposed that the permit zone be in effect on a 24/7 basis.

### **PUBLIC OUTREACH**

Community meetings were held in August and October of 2002 with the Delmas Park NAC to discuss the RPP program. In October 2003, a neighborhood meeting was held to discuss the results of the petition process and the Council approval process. Prior to each meeting, notices were distributed throughout the neighborhood to residents and businesses. The affected residents and businesses were also well informed through the petition process about the proposed RPP zone.

### **COORDINATION**

The proposed Delmas Park RPP has been coordinated with the Planning, Building and Code Enforcement, the City Attorney's Office and the Redevelopment Agency.

### **COST IMPLICATIONS**

The Redevelopment Agency has allocated up to \$50,000 for installation of permit parking signs and future traffic studies in the Delmas Park SNI area. A proposed budget appropriation to transfer funding from the Redevelopment Agency to the City for this project will be scheduled for Council review in March. The bi-annually collected parking permit fee of \$25 per permit will accrue to the General Fund and offset any added costs. The parking fine for citations issued to vehicles parked without an RPP permit is currently \$51. Parking citation revenue will also accrue to the General Fund.

### **CEQA**

Exempt: PP04-02-043

JAMES R. HELMER  
Director of Transportation

Attachment